

143.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

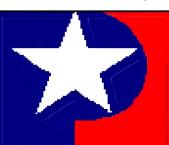
878,000 / 878,000

USE VALUE:

878,000 / 878,000

ASSESSED:

878,000 / 878,000


Patriot
 Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 13 | | PINE RIDGE RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|---------------------------------------|--|
| Owner 1: FERTIK JOSHUA & MARX MELLETA | |
| Owner 2: | |
| Owner 3: | |

Street 1: 13 PINE RIDGE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PURCELL ISABELLA P -

Owner 2: LYNE PAUL D -

Street 1: 13 PINE RIDGE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 1979 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|--------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Street |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4800 | | Sq. Ft. | Site | | 0 | 80. | 1.18 | 9 | | | | | | | | | 451,200 | | | | | | 451,200 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
| | | | | | | | | | | 92358 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 06/28/18 |

!11065!

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 92358 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/11/20 | 01:16:31 |
| PRINT | |
| LAST REV | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

Parcel ID 143.0-0001-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 426,800 | 0 | 4,800. | 451,200 | 878,000 | 878,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 322,100 | 0 | 4,800. | 423,000 | 745,100 | 745,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 327,700 | 0 | 4,800. | 349,700 | 677,400 | 677,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 327,700 | 0 | 4,800. | 321,500 | 649,200 | 649,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 327,700 | 0 | 4,800. | 293,300 | 621,000 | 621,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 309,700 | 0 | 4,800. | 287,600 | 597,300 | 597,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 309,700 | 0 | 4,800. | 267,300 | 577,000 | 577,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 309,700 | 0 | 4,800. | 254,400 | 564,100 | 564,100 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| PURCELL ISABELL | 62905-561 | | 11/8/2013 | | 634,000 | No | No | | |
| FALLON WILLIAM | 36626-585 | | 10/4/2002 | | 540,000 | No | No | | |
| FALLON WILLIAM | 21652-467 | | 1/2/1992 | | | No | No | A | |

PAT ACCT.

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|---------|-----|------------|----------|------------|---------|
| 5/21/2007 | 361 | Re-Roof | 8,093 C | | | | | |

BUILDING PERMITS

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 6/28/2018 | Inspected | CC | Chris C |
| 6/9/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/25/2008 | Meas/Inspect | 355 | PATRIOT |
| 2/10/2003 | MLS | MM | Mary M |
| 11/18/1999 | Meas/Inspect | 270 | PATRIOT |
| 12/1/1981 | | CS | |

ACTIVITY INFORMATION

| Sign: | VERIFICATION OF VISIT NOT DATA | | | |
|-------|--------------------------------|--|--|--|
|-------|--------------------------------|--|--|--|

